



City of Seattle

Gregory J. Nickels, Mayor

Department of Design, Construction and Land Use

D. M. Sugimura, Acting Director

**CITY OF SEATTLE
ANALYSIS AND DECISION OF THE DIRECTOR OF
THE DEPARTMENT OF DESIGN, CONSTRUCTION AND LAND USE**

Application Number: 2206690

Applicant Name: Highline-West Seattle Mental Health Center-Attn:
Richard Coad

Address of Proposal: 2600 SW Holden Street

SUMMARY OF PROPOSED ACTION

Master Use Permit for demolition of 26,000 square feet of northwest portion of existing hospital, Building ID #1 (a.k.a. NW Building 'A'). Project includes alterations to enclose the demolished openings (Highline-West Seattle Mental Health Center).

The following approvals are required:

SEPA - Environmental Determination – (Chapter 25.05, Seattle Municipal Code.)

SEPA DETERMINATION: ☐ Exempt ☒ DNS ☐ MDNS ☐ EIS

 ☒ DNS with conditions

 ☐ DNS involving non exempt grading or demolition
 or involving another agency with jurisdiction.

BACKGROUND INFORMATION

Site and Vicinity Description

The subject site is zoned Commercial 2 (C1 40', C1 65' & C1 30'). The subject site is located in the West Seattle area, between SW Webster Street SW Holden Street. The site address is 2600 SW Holden Street. The irregular shaped lot is currently developed with the Highline-West Seattle Mental Health Center hospital complex.

Adjacent zoning surrounding the site is as follows:

| | |
|-------|--|
| North | Single Family 5000 (SF 5000) |
| East | Residential Multi Family Lowrise 2 (L2) |
| South | Single Family 5000 (SF 5000) |
| West | Single Family 5000 (SF 5000) & Residential Multi Family Lowrise 1 (L1) |

Adjacent uses are as follows

| | |
|-------|--|
| North | Single Family Residential |
| East | Multi Family Residential |
| South | Single Family Residential |
| West | Single Family Residential & Multi Family Residential |

Proposal

Master Use Permit for demolition of 26,000 square feet of northwest portion of existing hospital, Building ID #1 (a.k.a. NW Building 'A'). Project includes alterations to enclose the demolished openings (Highline-West Seattle Mental Health Center).

Public Comments

Public notice of the project application was published on November 12, 2002. The required public comment period ended on November 25, 2002. DCLU has not received any comments regarding this proposal.

ANALYSIS - SEPA

The initial disclosure of the potential impacts of the proposed project was made in the environmental checklist dated October 10, 2002. Information in the checklist was supplemented by geotechnical documentation provided by Stephen H. Evans, C.E.G. and Robert E. Kimmerling, P.E., of PanGEO, Inc., the applicant's geotechnical consultant. The information in the checklist, supplemental information and the experience of the lead agency with the review of similar projects forms the basis for this analysis and decision.

The SEPA Overview Policy (SMC 25.05.665) states, in part, "*where City regulations have been adopted to address an environmental impact, it shall be presumed that such regulations are adequate to achieve sufficient mitigation*" subject to some limitations. Thus, the mitigation that may be required pursuant to SEPA authority is limited. A discussion of likely adverse impacts and how they may be appropriately mitigated follows below.

Short-Term Impacts

Codes and development regulations applicable to this proposal will provide sufficient mitigation for most impacts.

The following temporary or construction-related impacts are expected: 1) temporary soil erosion; 2) decreased air quality due to increased dust and other suspended air particulates

during excavation and demolition; 3) increased noise and vibration from demolition operations and equipment; 4) increased traffic and parking demand from demolition personnel; 5) blockage of streets by demolition vehicles/activities; 6) conflict with normal pedestrian movement adjacent to the site; and 7) consumption of renewable and non-renewable resources. These impacts are not considered significant because they are temporary and/or minor in scope (Section 25.05.794, SMC). Although not significant, the impacts are adverse and certain mitigation measures are appropriate as specified below.

City codes and/or ordinances apply to the proposal and will provide mitigation for some of the identified impacts. Specifically these are: 1) Street Use Ordinance (watering streets to suppress dust, obstruction of the pedestrian right-of-way during demolition, demolition along the street right-of-way); 2) Building Code (demolition measures in general); and 3) Stormwater, Drainage and Grading Code (temporary soil erosion). Compliance with these applicable codes and ordinances will be adequate to achieve sufficient mitigation and further mitigation by imposing specific conditions is not necessary for these impacts.

Demolition and Noise Impacts

Due to the close proximity of nearby residences, the Department finds that the limitations of the Noise Ordinance are inadequate to appropriately mitigate the adverse noise impacts associated with the proposal. The SEPA Construction Impact Policies, (SMC 25.05.675.B) allow the Director to limit the hours of construction (or demolition) to mitigate adverse noise and other construction-related (or demolition-related) impacts. Therefore, the proposal is conditioned to limit demolition activity to non-holiday weekday hours between 7:30 a.m. and 6:00 p.m.

Earth

The subject site is not located in a DCLU mapped ECA. However, there is a 20-foot-high slope located just west of the building to be demolished. The applicant's geotechnical consultants state in their report dated November 7, 2002 that the demolition of the subject building will not compromise the slope. Therefore, no mitigation in this regard pursuant to SEPA is warranted.

Long-term Impacts

Potential long-term impacts that may occur as a result of this project include: 1) possible soil erosion, depending on the state the newly exposed ground is left in after demolition; possible negative aesthetic impacts if the site is not rebuilt upon or adequately landscaped after the proposed demolition takes place. These long-term impacts are not considered significant because the impacts are expected to be minor in scope.

Long-term impacts such as this are typical of this type of project and will be mitigated by the City's adopted codes and/or ordinances. Specifically these are the: Stormwater, Grading and Drainage Control Codes; and the Land Use Code (aesthetic impacts).

Other impacts not noted here as mitigated by codes or conditions are not sufficiently adverse to warrant further mitigation by condition.

DECISION - SEPA

The responsible official on behalf of the lead agency made this decision after review of a completed environmental checklist and other information on file with the department. This constitutes the Threshold Determination and form. The intent of this declaration is to satisfy the requirement of the State Environmental Policy Act (RCW 43.21.C), including the requirement to inform the public of agency decisions pursuant to SEPA.

- [X] Determination of Non-Significance. This proposal has been determined to not have a significant adverse impact upon the environment. An EIS is not required under RCW 43.21C.030(2)(C).
- [] Determination of Significance. This proposal has or may have a significant adverse impact upon the environment. An EIS is required under RCW 43.21C.030(2)(C).

CONDITIONS - SEPA

During Construction

The following condition to be enforced during construction shall be posted at the site in a location on the property line that is visible and accessible to the public and to construction personnel from the street right-of-way. If more than one street abuts the site, conditions shall be posted at each street. The conditions will be affixed to placards prepared by DCLU. The placards will be issued along with the building permit set of plans. The placards shall be laminated with clear plastic or other waterproofing material and shall remain posted on-site for the duration of the construction.

1. To further mitigate the noise impacts of the demolition process, the hours of construction activity shall be limited to non-holiday weekdays between the hours of 7:30 a.m. and 6:00 p.m. This condition may be modified by DCLU to allow work of an emergency nature or to allow low noise interior work. This condition may also be modified to permit low noise exterior work after approval from the Land Use Planner.
2. The applicant is required to comply with all of the geotechnical consultant's conclusions and recommendations during site preparation and demolition.

Signature: _____ (signature on file) Date: March 10, 2003
John Bissell, Consultant to the
Department of Design, Construction and
Land Use Services